



**Conservation**



## **CONSERVATION**

Conservation and protection of natural resources is becoming an increasingly important aspect of daily life in every community. Air, water, land, and energy are resources which must be conserved and/or protected. Conservation is the planned management, preservation, and wise utilization of natural resources. Its obligation is to prevent the wasteful exploitation or destruction of the community's natural resources and adoption of policies for their preservation, development and wise use.

### **AIR QUALITY**

Probably no single natural resource has such direct and intractable bearing on the public health, safety and welfare as air. Unlike other resources, it permits no substitutes, cannot be imported when local supplies are deteriorated, and allows no reduced-use conservation measures. The management of air resources is dependent on both local and regional activities and controls.

The resource itself is clearly regional, however, the generation of air pollution is local in nature and can be affected by local land use and transportation decisions. Intensity of development, residential densities, the location of major destinations in relation to residential development, the design of streets and highways, and transportation choices available to the populace all help to determine the amount of air pollution in Mission Valley. The geographic pattern of higher mesas partially surrounding the urbanized community helps to hold and concentrate pollution within the local air basin. Mission Valley has this particular geographic pattern, the strong auto orientation of the community has increased the concentrations of pollutants which tend to collect in the Valley.

### **NOISE**

The freeways crossing and extending the length of the Valley contribute significantly to the noise levels there. Events held in San Diego Jack Murphy Stadium also contribute to noise levels in the eastern section of the community. Currently only stadium concerts and firework displays have noise related regulations. Each of these events may not exceed a 95 decibel average (measured at the press level) and must end at a prescribed time. Average noise levels (hourly) for sporting events (football games and motorcycle racing) have been measured at between 93 and 95 decibels. The noise generated by I-15 between Friars Road and I-8 is 76 decibels at 50 feet from the center of the outside lane, based on a daily traffic count of 57,800. Future modification to the stadium should take into consideration additional noise abatement measures. The recent seating expansion project which partially enclosed the southeastern portion should provide some noise attenuation of stadium events.

### **WATER QUALITY AND CONSERVATION**

The use, conservation, supply and distribution of water are critical issues in Mission Valley as they are in all of Southern California. Since almost all-urban activity is dependent to some extent on water, it is important that water quality is maintained and the supply of water is properly managed. In Mission Valley, there is another consideration, that of the impact of water on the

landscape in the form of surface water features and flooding. A second aspect is the use and preservation of water for recreational or aesthetic purposes, including support of water-based wildlife and plant life.

## **LAND**

Land resources in Mission Valley include soils, hillsides, canyons, and the floodplain. Land uses which do not use the available land to its best advantage, or which destroy the topography, detract from the overall appearance of the Valley, deplete its stock of resources, and contribute to erosion and sedimentation.

## **HABITAT**

The riparian and wetland habitats located along the San Diego River are a rare resource in Southern California and, as such, should be conserved. The Wetland Management Plan for the San Diego River discusses the quantity and quality of habitat types in the Valley and provides recommendations for their conservation.

## **ENERGY**

There is general agreement that existing ways of life, urban patterns, transportation facilities, buildings, and equipment all reflect a past when energy was abundant and cheap. Many other countries, with living standards equal to ours, use less than half the energy per capita that is consumed in the United States. Apart from savings in transportation, the next most likely area for improving efficiency is building and development design and land use patterns. It is indisputable that sprawled low-density urban development increases travel distances, street and highway requirements, public utility extensions, and public service costs (fire, police, schools) — all of which translate directly into increased energy use. Grouped structures and higher density development have recognized energy savings. Subdivisions in areas that are hot in summer and cold in winter, or in areas where auto dependence is mandatory, or where cultural and commercial and recreational and employment facilities are lacking, can only result in increased energy use — not only for initial development but also in yearly operation and in the more nebulous energy costs that traffic congestion, waste water, and public services demand.

In addition to the location of development, its design can contribute to better use of energy. Narrow streets reduce construction energy and materials, and reflected summer heat. Deciduous street trees allow summer shade and winter sun on buildings and streets, and make walking and bicycling more attractive. More extensive walks and bicycle paths reduce auto use. Smaller minimum lot sizes reduce travel, utility and service distances.

Important energy savings can also be realized through energy-conserving site planning and building design techniques and principles. Flexibility in required setbacks allows building to be oriented to maximize sun access and wind for natural heating and cooling factors. Designs that consider micro-climates, building efficiency, summer shade and winter exposure of windows, and the energy implications of colors and materials can reduce total energy operating needs by as much as 50 percent.

## **OBJECTIVES**

- Protect and enhance the quality of Mission Valley's air and water resources.
- Conserve the Valley's water, land, and energy resources

## **PROPOSALS**

- Apply and enforce the recommendations of the Regional Air Quality Strategy (RAQS).
- Minimize and avoid adverse noise impacts by planning for the appropriate placement and intensity of land uses relative to noise sources.
- Provide guidelines for the mitigation of noise impacts where incompatible land uses are located in a high noise environment.
- Monitor potential sources of water contamination and take necessary steps to eliminate existing problems and to prevent potential problems.
- Encourage water conservation through development and landscaping guidelines, and the use of recycled water.
- Conserve energy by utilizing alternative energy sources and energy-efficient building and site design principles

## **DEVELOPMENT GUIDELINES**

- Improve air quality through the reduction of automobile trips by:
  1. Incorporating services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.).
  2. Clustering neighborhood commercial uses near residential developments and providing convenience shopping within walking distance (1/4 mile).
  3. Providing other modes of transportation such as intra-community buses linking activity centers and locating the LRT in most central location in order to provide the maximum amount of accessibility to transit patrons and potential transit patrons.
  4. Developing safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems.
  5. Encouraging employer subsidization of public transit passes for employees particularly for those projects within 1/4 mile walking distance of public transit stations (LRT) and bus stops.

- Mitigate noise impacts on land uses which are incompatible with the annual community noise equivalent levels, according to General Plan standards, should be mitigated through the following measures:
  1. Screening freeways and other heavily traveled roads through the use of walls and/or berming with landscaping. Where solid walls are necessary, the design of the wall and surrounding land should soften the visual effect of the wall. Landscaping materials and sculptural forms should be incorporated into the design.
  2. Orienting the structures, including the placement of windows, away from roads or noise sources.
  3. Utilizing noise absorbing building materials in all new construction. Mechanical ventilation should be installed in residential developments to supplement or replace air conditioning where insulation is the chief means of reducing noise. Mechanical systems should be designed to use as little energy as possible, and to provide as many aesthetic elements as possible. For instance, cooling towers can become fountains, stream exhausts can have sculptured expressions, and landscaping can be used for energy and noise protection purposes.
  4. Buffering residential development sufficiently from noise by means of setbacks or elevation differences. Such buffers along freeways or roads could be used for compatible uses, such as pedestrian paths, bikeways, or open space.
- Improve water quality through the following measures:
  1. Practice erosion control techniques when grading or preparing building sites.
  2. Utilize ground cover vegetation when landscaping a development in a drainage area to help control runoff.
  3. Upgrade aging sewer and water lines as part of a capital improvements program in the Valley.
  4. Incorporate sedimentation ponds as part of any flood control or runoff control facility.
- Conserve water through the following measures:
  1. Landscape with native, drought resistant vegetation.
  2. Use water saving devices in all new development projects.
  3. Utilize water from the water reclamation project for irrigation of landscaping. The City's water reclamation project located south of the stadium is intended as a pilot project which will initially have the capability to reclaim one million gallons of water a day. This water could be utilized to irrigate landscaping or with public and private projects in the vicinity of the reclamation plant.

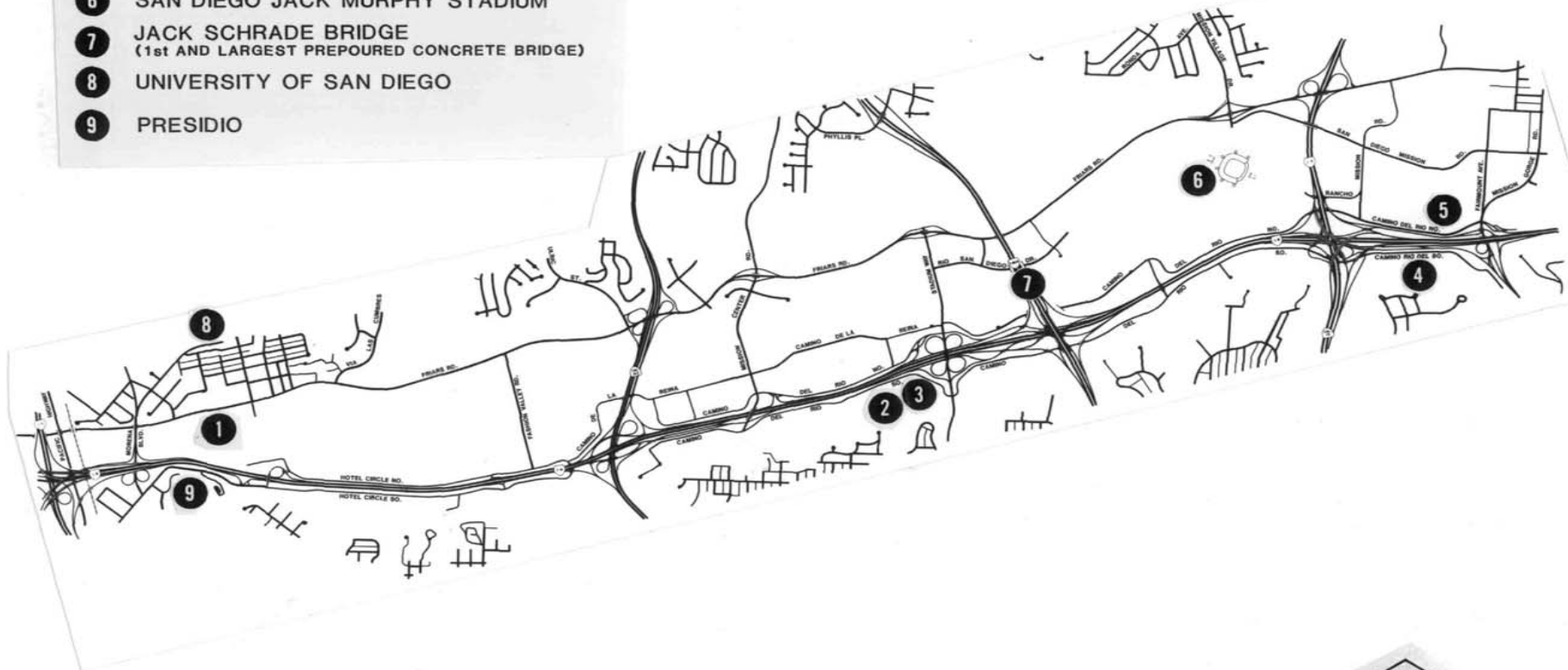
4. Use techniques recommended by Department of Water Resources (see Appendix D).
  5. The City's water reclamation project located south of the Stadium is intended as a pilot project which will initially have the capability of reclaiming one million gallons of water daily, this reclaimed water could eventually be used to irrigate landscaping on both public and private projects in the vicinity of the reclamation plant.
- Encourage new development to make the best use of available energy through the following measures:
    1. Clustering buildings in order to use a common heating/cooling source.
    2. Use a north-south orientation to take advantage of passive solar energy and provide the option of installing active solar equipment.
    3. Design the building to allow flow-through ventilation of air from outside, thus reducing mechanical ventilation costs and energy requirements.
    4. Utilize building materials which will act as insulators or conductors, depending on the energy needs.
    5. Use architectural designs, forms, materials and orientations which lend themselves to solar heating and cooling. For example, sloped roofs, if properly oriented and angled can readily be retrofitted for solar heating. Site location of new buildings should be carefully considered in order to avoid casting shadows on existing buildings so as not to preempt opportunities for solar heating and cooling for those buildings.



**Cultural and Heritage Resources**



- 1 Y.M.C.A.
- 2 SCOTTISH RITE TEMPLE
- 3 FIRST UNITED METHODIST CHURCH
- 4 CHURCH OF RELIGIOUS SCIENCE
- 5 MISSION SAN DIEGO DE ALCALA
- 6 SAN DIEGO JACK MURPHY STADIUM
- 7 JACK SCHRADE BRIDGE  
(1st AND LARGEST PREPOURED CONCRETE BRIDGE)
- 8 UNIVERSITY OF SAN DIEGO
- 9 PRESIDIO



CITY OF SAN DIEGO  
PLANNING DEPARTMENT

## CULTURAL RESOURCES-LANDMARKS

### MISSION VALLEY COMMUNITY PLAN

FIGURE  
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## **CULTURAL AND HERITAGE RESOURCES**

Cultural and heritage resources include archaeological and historic sites, landmarks, and “semipublic” cultural facilities.

### **HISTORIC SITES**

The only designated historic site in Mission Valley is the Mission San Diego de Alcalá (City Historical Site No. 113). It is also listed in the National Register of Historic Places, as well as being a designated National Historic Landmark, and a California Registered Landmark. The Mission is located on the north side of San Diego Mission Road between I-15 and Fairmount Avenue, on a part of the Nazareth School complex. The Mission was the first established in upper (Alta) California. It was founded by the Franciscan Order under the direction of Father Junipero Serra in the late 1770s. The mission is also named a “Minor Basilica” — a designation of historical prominence in Catholic Church history. It is one of three such designated sites in California.

### **CHURCHES**

There are three churches in Mission Valley. The Mission San Diego de Alcalá is located adjacent to the Nazareth complex. Two other churches are located on Camino Del Rio South. These are the First United Methodist Church of San Diego, located just west of Texas Street; and the Church of Religious Science Center of San Diego, located near National University.

While the Mission San Diego de Alcalá continues to serve as a parish church it is perhaps more significant in the land use context as a heritage resource. It has been designated as a historic site by national, state and local authorities, and probably generates more traffic and visitor trips from its significance as a historic site and structure than from its strictly religious nature as a place of worship.

All three churches are “commuter” facilities as they serve a wide region rather than a specific neighborhood or community. The two churches located on Camino Del Rio South cause few parking problems, as they are located in a commercial area. A residential neighborhood has developed around the Mission; on street parking, especially on Sundays, may occasionally cause some problems for residents.

The Mission San Diego de Alcalá is also a cultural focal point for East Mission Valley. Public involvement includes a community theater, festivals and facilities for archaeological-historical research.

### **LANDMARKS**

San Diego Jack Murphy Stadium is probably the most distinct landmark in Mission Valley. Its award-winning design and regional importance as a professional sports facility have also made it a community landmark. It dominates the view from almost any vantage point in the eastern portion of the Valley.

The Jack Schrader Bridge (I-805 overpass) is also a prominent landmark in the Valley, particularly from I-8 and Camino Del Rio South. It is named after the California legislator instrumental in obtaining the funds for its construction. The bridge was the first of its kind to be constructed entirely out of preformed concrete.

The University of San Diego is a visual landmark located at the western end of the Valley in the Linda Vista community. It is situated to the north of Linda Vista Road on a 106-acre site. The most striking element of the University, as a landmark, is the distinctive tower and blue dome of the Spanish Renaissance-style Immaculata Church building.

The Serra Museum located in Presidio Park is also a visual landmark located at the western end of the valley in the Old San Diego community. It is situated above Hotel Circle South (Taylor Street) and Interstate 8 and its white adobe Spanish Mission Style architecture is readily visible throughout a significant portion of the valley.

## **OTHER INSTITUTIONS**

The Scottish Rite Memorial Temple, located on Camino Del Rio South, is the only fraternal facility in Mission Valley. Its large hall is frequently leased out for exhibitions, ethnic festivals and other cultural activities.

The Young Men's Christian Association (YMCA) has a new facility located on Friars Road, just east of Napa Street. The new YMCA will serve as a community activity center for West Mission Valley, because its facilities (such as a gymnasium, arts and crafts rooms, meeting rooms and outdoor play facilities) are designed to appeal to youth and adults alike.

## **OBJECTIVES**

- Encourage cultural resources to locate in Mission Valley.
- Identify and preserve any archaeological or historic sites.

## **PROPOSALS**

Conduct archaeological and paleontological surveys, when warranted, for projects requiring a discretionary permit.

- Should a site worthy of preservation be found, institute appropriate measures for its protection or for the salvage of the artifacts.
- Encourage location of neighborhood-oriented religious facilities in residential areas, and regional-oriented religious facilities outside of residential areas.
- Retain the Nazareth complex (orphanage, parochial school, retirement home) as an appropriate use for its location.
- Maintain view corridors to identified community landmarks as a means of establishing the uniqueness and maintaining the visual qualities of the community and as a means of providing orientation within the valley. This can be accomplished, in part, through the use of Specific Plans and Planned Development permits.
- Review of historic sites, and archeological resources, geological and paleontological resources and geologic hazards should be included as part of project review.



*First United Methodist Church of San Diego.*